



**St Johns Road, Old Moulsham**  
Guide Price £650,000  
4-bed semi detached house

**HOME**

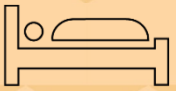


**EPC**  
D



**Council Band**  
C (£1,852.88)

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**Bedrooms**  
4



**Bathrooms**  
2

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**Heating**  
Gas central  
Heating



**Parking**  
Driveway to  
front

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**Outside Space**  
88ft garden with  
home office



**Tenure**  
Freehold

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## St Johns Road

This beautifully presented older style semi detached home has been lovingly improved, extended and remodelled during the sellers ownership.

There is a truly wonderful open plan kitchen/diner/family room perfect for families and those keen on entertaining. Inside, there is an entrance hall with a cloakroom, lounge with bay window and log burner, four bedrooms and two bath/shower rooms set over the first and second floors.

Outside, there is a driveway to front providing off road parking and a large garden to rear with a recently added home office/garden room.

An internal viewing really is the only way to appreciate the contemporary lifestyle living that the sellers have created and fully appreciate the size of accommodation on offer.



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### Features

- Beautifully presented throughout
- Set over three floors
- Open plan kitchen/family room
- Utility cupboard
- Four bedrooms
- Two bath/shower rooms
- Driveway to front
- 88ft garden with a home office/garden room
- Near by sought after schools
- Walking distance of the High Street & station

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### Location

Moulsham Street is a great spot to visit with a number of independent eateries and several traditional public houses and is located just a stones throw from this home.

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### Niceties

Close to Oaklands House public space which set in a landscaped 12-acre park with a rose garden, sports pitches, tennis courts & free entry museum.

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### Travel

Situated within walking distance of the railway station where you can catch a train to London Stratford from 31 minutes and Liverpool Street from 36 minutes.

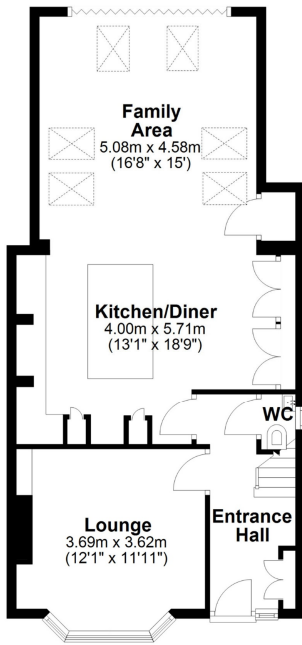
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### Schools

There are many primary & secondary schools located within walking distance, including Oaklands Infant School and Moulsham primary & secondary school.

## Floor Plans

### Ground Floor

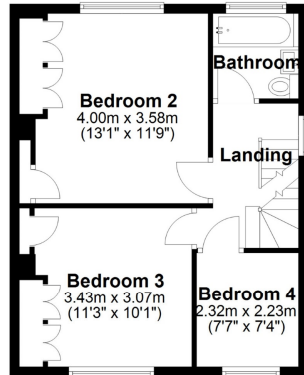


APPROX INTERNAL FLOOR AREA  
68 SQ M 728 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
139 SQ M 1488 SQ FT

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### First Floor

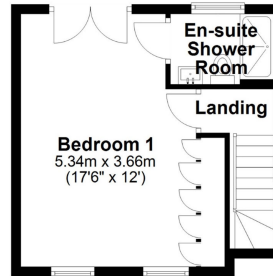


APPROX INTERNAL FLOOR AREA  
43 SQ M 464 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
139 SQ M 1488 SQ FT

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### Second Floor

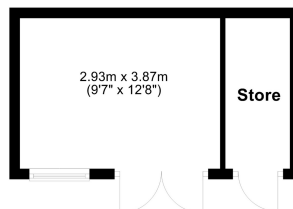


APPROX INTERNAL FLOOR AREA  
28 SQ M 296 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
139 SQ M 1488 SQ FT

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### Garden Room



TOTAL APPROX INTERNAL FLOOR AREA  
15 SQ M 161 SQ FT

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## EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

## The Nitty Gritty

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

**Old Moulsham**  
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thepartnership.co.uk

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